



**Town of Monson Planning Board  
110 Main Street  
Monson, MA 01057**

**413-267-4111**

**Fax 267-4108**

**MONSON PLANNING BOARD**

**MINUTES MARCH 16, 2021**

**REMOTE MEETING**

**MEMBERS PRESENT:** Craig Sweitzer, Paul Hatch, Karen King, Kevin Haley, Tara Hengeveld, Marilyn Fil

**ALSO PRESENT:** Dan Laroche

**7:00** Meeting is called to order

**ANR 21 Reimers Rd – Brouthers Property**

Brief discussion reviewing frontage and setback requirements, which conform to Town of Monson Bylaws.

Kevin Haley makes a motion to approve

Tara Hengeveld Seconds the motion

No discussion

All in favor

Paul Hatch to sign ANR plan 3.19.21

**Business**

**Minutes from 2.16.21**

Revisions suggested:

- "Paul Hatch advises to review the bond documentation format for town council." RE: Vertex Towers

Will read: "Paul Hatch proposed to send bond to town council for review. "

- "the intent is to a file for a request for applicability" at the top of page four (4)

Will read: "the intent is to file for a request for applicability"

Tara Hengeveld makes a motion to accept minutes as amended

Craig Sweitzer seconds the motion

No discussion

All in favor

**7:06 Continuation of Public Hearing** from 2/16/21, for Vertex Tower Assets, LLC for Site Plan Approval and a Special Permit as provided by Section 6.14, Wireless Communications Facilities Regulations of the Monson Zoning Bylaws. The applicant proposes to install a 100' tall monopole style wireless communications tower at a parcel on Lakeside Dr, Monson, MA, Map 052, Parcel 024, owned by Peter D Martins & Lori S Martins, in the Rural Residential district. The parcel is approx. 82 acres in size. Francis Parisi, Representative for Pater & Lori Martins, filed the request.

Present to represent Vertex Towers Assets LLC is Attorney Fran Parisi and Tom Johnson, Engineer.

Previously discussed was the balloon test, as well as other met requirements and are seeking further information regarding storm water runoff and engineering for the access road. Plans have been sent to Tighe and Bond, the town consultant and responses are as follows:

RE: Response to Peer Review Dated March 10, 2021  
Stormwater Management Peer Review Services for Wireless Communications Facility  
Lakeside Drive, Monson, Massachusetts  
Site Name: Monson  
Site Number: VT-MA-0027B

Planning Department:

Vertex Tower Assets, LLC (Applicant) received a copy of a peer review dated March 10, 2021 from Tighe & Bond outlining stormwater design concerns related to the proposed telecommunications project along Cote Road. This letter is provided as a response to those concerns and offer additional information in regards to the review of the proposed telecommunications site. Numbers below correspond to comments within the letter, and responses are in blue.

1. The curve numbers utilized for the gravel road are those consistent with the Gravel (including right-of-way) curve numbers listed in TR-55. An explanation of the gravel curve numbers from [hydrocad.net/curvenumber.htm](http://hydrocad.net/curvenumber.htm) is as follows:

*"TR-55 provides CN values for "gravel streets and roads" including the right-of-way, but it doesn't provide a CN for the gravel surface alone. However, the TR-55 values appear to be based on 30% gravel with CN=96 and 70% "open space" in poor condition. So 96 would be a reasonable value to use for the roadway surface alone, since it is highly compacted and has minimal absorption capability.*

*However, if the gravel surface is not fully compacted or contains significant voids, a lower CN value may be appropriate. Although there are no standard CN values for these conditions, a CN value can be estimated based on the following procedure."*

Based on this, we recommend the Applicant revise their curve numbers to reflect the gravel surface without the open space or right-of-way component or indicate how the curve numbers used in the analysis are appropriate for this scenario.

Because the stone surface within the tower compound will not be compacted during installation and typical traffic will be limited to pedestrian technicians walking within the compound, ProTerra determined the CN value for a "special" condition using the SCS equation for the potential maximum retention as outlined by HydroCAD.

$$CN = 1000 / (S+10)$$

Where: S = the inches of storage available within the stone voids in the compound  
 $S = 4" \times 0.40 = 1.6"$

$$CN = 1000 / (1.6+10) = 86$$

The HydroCAD model was updated utilizing a CN of 86 for the stone compound and 96 for the gravel driveways. By changing the CN values, minor modifications are required to the stormwater

basins. See attached updated HydroCAD model results and pond details showing the design modifications. Summaries for each design point are outlined below.

**TOTAL RUNOFF PEAK (CFS) FROM THE SITE  
TO DESIGN POINT 1/10 (EAST)  
(NEW DEVELOPMENT)**

Type III SCS 24-HR STORM	EXISTING (DP#1)	PROPOSED (DP#10)	DIFFERENCE
2 - YEAR	0.00	0.00	0.00
10 - YEAR	0.01	0.01	0.00
100 - YEAR	0.27	0.23	-0.04

**TOTAL RUNOFF PEAK (CFS) FROM THE SITE  
TO DESIGN POINT 2/20 (WEST)  
(NEW DEVELOPMENT)**

Type III SCS 24-HR STORM	EXISTING (DP#2)	PROPOSED (DP#20) *	DIFFERENCE
2 - YEAR	0.00	0.00	0.00
10 - YEAR *	0.02	0.02	0.00
100 - YEAR *	0.28	0.28	0.00

**TOTAL RUNOFF PEAK (CFS) FROM THE SITE  
TO DESIGN POINT 3/30 (UPPER DRIVEWAY)  
(REDEVELOPMENT)**

Type III SCS 24-HR STORM	EXISTING (DP#3)	PROPOSED (DP#30) *	DIFFERENCE
2 - YEAR	0.01	0.00	-0.01
10 - YEAR *	0.27	0.18	-0.09
100 - YEAR *	1.24	1.23	-0.01

\*Infiltration was not allowed in the model for the 10-year and 100-year proposed analysis.

- The Applicant should confirm the velocities discharging from the roadside turnouts and level spreaders will not erode existing vegetation.

The level spreader design widths are based on a maximum 10-year design storm flow rate with an assumed a 2'-3" height over a sharp crested weir. For the level spreader widths proposed at the site, the maximum 10-year design flow rates are well above generated design storm flow rates for the entire drainage area. Therefore, the level spreaders should provide more than adequate velocity reduction prior to discharging into the existing wooded areas. See attached calculations.

3. We note the Applicant provides construction-period controls in the stormwater report. The Applicant should indicate whether the proposed project disturbs more than one acre. Projects that disturb one acre of land or more are required to obtain coverage under the NPDES Construction General Permit issued by EPA and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to any land disturbance associated with the project.

The "Erosion Control Plan" (Sheet EC-1) states the total earth disturbance area for the project (73,540 SF). On Sheet EC-2, Erosion Control Note #9 states that the project is subject to regulation under the EPA NPDES General Construction Permit program. Therefore, the Applicant shall prepare a SWPPP and file a NOI with the EPA prior to commencing construction.

During construction, ProTerra, as a third party and engineer of record, will provide inspections of the erosion control and installation of the stormwater features. As part of the NPDES permit and SWPPP requirements, the inspector will keep a record of rainfall events, BMP implementation, BMP deficiencies, and corrective actions from the commencement of construction until final stabilization. Copies of these reports may be made available to the Town upon request.

4. We recommend the Applicant provide a plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train to accompany the O&M manual.  
See attached plans showing the stormwater BMPs to include in the O&M manual.

If you have any questions or need further information, please do not hesitate to call.

Sincerely,

ProTerra Design Group, LLC

Jesse  
Moreno,  
PE

Jesse Moreno, PE  
Managing Partner

Enclosures

Cc: Vertex Tower Assets, LLC



The final response from Tighe and Bond was not yet received at the time of this hearing. Site Plan details regarding this review are available on the Town of Monson Planning Board webpage.

Meeting is opened for public comment/question

Gary Collette; Cote Rd resident asks if there has been a meeting with the Conservation Commission as there are wetlands on the proposed parcel.

Fran Parisi confirms that a Request for Determination of Applicability hearing is scheduled for 3/24/21 with Monson Conservation, but does believe that Vertex Towers LLC is within their jurisdiction.

Craig Sweitzer verifies that the two boards will vote independently for this project; but with an approval would vote conditionally of other pertinent board approval.

Jessica Allen, Mayhill Rd resident, asks for clarity on sound and light pollution based on Monson Zoning Bylaws.

Fran Parisi verifies that the only sound generating equipment would be emergency generators in the case of a direct power outage followed by a backup battery pack failure, which would kick on the emergency generator until direct power could be restored. There is no lighting proposed for

the base of the compound, and the tower itself will be unlit. All bylaws including sound and light will be met and no waivers are being requested.

Alice Genereux and Gary Collette; Cote Rd residents ask for clarity on permits issued to the Martins, landowners, for the currently existing campsite driveway as well as electrical work done by the landowners.

Craig Sweitzer believes that an updated curb cut will be needed for the project so there is sufficient meeting of standards for the change in use— specifically the first 20 feet which will affect the public way during construction.

Vertex Towers Assets LLC clarifies that the work they have done on the landowner's driveway was exclusive to that which was necessary for drainage/runoff engineering and reports. They have walked the driveway with Town of Monson Highway Surveyor who made recommendations of improvement for the proposed work.

Heather Wilson from the Monson Building Department confirms that a driveway permit was pulled. Additionally, appropriate electrical permits have since been confirmed, and both documents have been made available for reference on the Town of Monson Planning Board webpage as of 3/17/2021.

A complete set of site and building plans with all updates is requested; Paul Hatch requests verification that a storm water management plan for construction as well as operational maintenance has been provided, which can be found on page 23 on the March 12 Storm water and runoff management report.

Board discusses conditional approval

- concom approval
- tight and bond review of peer review response
- inspections of erosion control
- no waivers are sought or granted
- all other pertinent town and state regulations be met

Tara Hengeveld states that she believes the project can go forward; that the conditions are reasonable and not overly fraught with risk.

Kevin Haley agrees on the proposed conditions, adds that Town Council will need to approve the bond

Karen King agrees with proposed conditions

Roxanne Gunther, resident, asks if this is an industrial project, if the purpose of the special permit is due to the RR zoning, if there is earth removal involved, and the length of construction to be expected.

Craig Sweitzer clarifies that it is a commercial based use, special permit is required for the use (cell tower), and the site plan review is required for any new commercial use.

Fran Parisi states that the earth removal involved will be limited to the digging of the foundation, which is comparable to that of a single family home, and that construction activity can be anticipated to last about six (6) weeks.

Gary Collette asks if there will be a future conflict with a common driveway, to which Craig Sweitzer and Dan Laroche respond that there would need to be a separate Planning Board approval for any such change in use, which includes the development of the land for residential use by the owner.

Jessica Allen asks for clarity on mixed use driveways – Craig Sweitzer notes that a potential change in use on this matter would violate the necessary 500' setback for the tower, and would altogether change the zoning; would again require additional approval through the board.

No further discussion

Paul Hatch makes a motion to close the Public Hearing

Tara Hengeveld Seconds the motion

No further discussion

All in favor

Motion is carried; Hearing is closed

Craig Sweitzer makes a motion to approve the proposal with the following conditions:

- 1) Tighe and Bond gives a positive response to ProTerras 3/12/21 response to their review
- 2) Conditional approval based on Town of Monson Conservation Commission approval of the project as designed
- 3) Town Council review and approval of bonding documents
- 4) During construction ProTerra, as a third party, an engineer of record will provide inspections of the erosion control and installation of the storm water features etc.
- 5) Revised plan showing all pertinent revisions and data corrections be submitted
- 6) All other pertinent town, state, and federal law be adhered to

Craig Sweitzer makes a motion to approve under the above listed conditions

Paul Hatch seconds

All in favor

No further discussion

### **Business Cont.**

Housing Production Legislation discussion pertaining to towns with MBTA bus and rail service and availability of multifamily housing. Town Planner, Dan Laroche, determines this housing initiative does not currently apply to Monson.

Craig Sweitzer entertains addressing Monson Bylaws regarding multifamily homes in the future.

Adult use of Marijuana: Paul Hatch has requested bylaws from surrounding communities, which Dan Laroche has provided for guidance.

Craig Sweitzer affirms that because the Town of Monson voted to allow the adult use of marijuana, that it's the obligation of the Board to allow and regulate this use.

Paul Hatch adheres to his previous stance that in-person meetings will be advantageous to the development of these bylaws and the matter should be brought forth under such circumstances, to which Craig Sweitzer agrees.

MA Downtown Initiative Program Grant Dan Laroche shares that Monson has been given a grant for state funded business assistance plan for post-COVID recovery – to be completed by the end of Summer 2021.

Technical Assistance Grant from Pioneer Valley Planning Commission to update open space and recreation plan, which was last done 7 years ago.

Unified Work Program for pioneer valley planning commission transportation section on a safety study for a section of State Street from Monson Housing Authority to Main St. Monson's Public Housing Authority has several disabled residents that are currently impeded by the deficiency of the sidewalks and crossings in that area

Authorized Signers for ANR and Subdivision Plans Paul Hatch to continue as primary, Craig Sweitzer to continue as alternate. Signatures to be collected and submitted.

October 20, 2020 minutes sent on Feb 18, 2021 to be reviewed for approval at 4/20/2021 meeting.

**840PM**

Kevin Haley makes a motion to adjourn

Craig Sweitzer seconds

No further discussion

All in favor

Respectfully Submitted,

Heather Wilson